



#1, 6201 50 Street, Leduc

Restaurant Asset Sale



PROPERTY DETAILS

Location:	#1, 6201 50 Street, Leduc
Zoning:	GC (General Commercial)
Size:	1,550 SF (+/-)
Sale Price:	\$230,000.00 \$189,000.00
Parking:	Ample Surface
Signage:	Building & Pylon



PROPERTY HIGHLIGHTS

- Turn-key fully fixtured & licensed restaurant (built out in 2022)
- Excellent opportunity for an owner-operator to maximize the potential of this great location
- 36 person occupancy
- All equipment, fixtures and inventory included
- Over \$300,000 invested into leasehold improvements & equipment
- Can operate as any type of restaurant (excluding burgers and breakfast primary)
- Located on 50 Street across from Leduc Towne Square and surrounded by many franchise and local businesses including A&W, Burger King, The Hobby Spot, Safeway, Western Winds Wellness & more



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PROPERTY PHOTOS

#1, 6201 50 Street, Leduc

Property features:



SIGNAGE



PARKING



OVEN



FRIDGES



EQUIPMENT



KITCHEN

KITCHEN EQUIPMENT

2	Master Fryer	1	(14' 6") Hood w/ Makeup Air
1	Stove 6 burners	1	Shelves
1	Stove top 2 burner	1	Cooler
1	Dough Machine	1	Prep Table
1	Walk-in Cooler	1	Cutting Table with Cooler
1	Reach in Freezer	1	Zesto Stone Pizza Oven
1	Food Processor	2	Menu Displays
1	Keg Cooler	1	Dishwasher
1	Soft Drink Cooler	1	Ice Machine
1	Coffee Machine	3	Television Screens
1	Hot Water Machine	1	Printer
1	Plate Warmer	1	Music System
1	Food Processor	1	Security Cameras
1	Onion Slicer		

* Other fixtures including barstools, tables, booths, drinkware, cutlery, dishes, etc.





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- Ideally located in the heart of Leduc, Leduc Towne Square offers excellent exposure along 50 Street with convenient access to QEII Highway, Edmonton International Airport, and a wide range of nearby amenities, services, and residential communities.

**AREA
POPULATION**
(within 5kms)

- 39,943 Population
- 32,277 Daytime Population
- 3.2% Annual Growth (2023-2028)

**AREA
INCOME**
(within 5kms)

- Average household income of \$115,547

**VEHICLES
PER DAY**

- 50 Street: 47,940



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